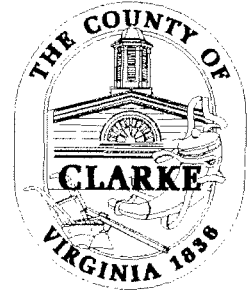


**CLARKE COUNTY  
PLANNING COMMISSION  
AGENDA**

**2010 NOVEMBER 5 - 9:00 A.M.**

**TOWN/COUNTY GOVERNMENT CENTER – MAIN MEETING ROOM**



1. Approval of Agenda
2. Approval of Minutes: 2010 September 28 and October 1

**3. ZONING TEXT and ZONING MAP AMENDMENT – SET PUBLIC HEARING**

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance and Zoning Map:

- Section 3-A-1-a, Permitted Uses and Structures in the AOC Zoning District, so as to show “as specific Special Uses and to delete the Special Use “Institutional Uses”;
- Section 3-A-1-b, Lot Requirements in the AOC Zoning District, so as to increase the minimum lot area for uses other than single-family homes to three acres;
- Section 3-A-2-a, Permitted Uses and Structures in the FOC Zoning District, so as to show “Churches and other places of religious assembly (with a maximum seating capacity of 200 people)”, “Historic Structure Museums”, and “Passive Use Public Parks” as specific Special Uses and to delete the Special Use “Institutional Uses”;
- Section 3-A-2-b, Lot Requirements in the AOC Zoning District, so as to increase the minimum lot area for uses other than single-family homes to three acres;
- Section 3-A-3-a, Permitted Uses and Structures in the Rural Residential Zoning District, so as to show “Churches and other places of religious assembly (with a maximum seating capacity of 200 people)”, “Historic Structure Museums”, and “Passive Use Public Parks” as specific Special Uses and to change the Special Use “Institutional Uses” to “Community Services”;
- Section 3-A, establishment of a new zoning district: ‘Community Services (CS)’, so as to create a tool to provide for local community services that are owned and/or operated by governmental entities or entities that are non-profit or not for profit, including Churches, Community Centers, Fire and/or Rescue Squad Facilities, Government Offices, Libraries, Museums, Playgrounds/Parks/Recreational facilities, Sewage & Water Treatment Works, Schools for day students (grades K4 through 12).
- Section 3-A-12-a, Permitted Uses and Structures in the Neighborhood Commercial Zoning District, so as to show “Churches and other places of religious assembly” as a specific Principal Use and to change the Principal Use “Institutional Uses” to “Community Services”;
- Section 3-A-12-c, Neighborhood Commercial Yard Setbacks, so as change minimum street setbacks to maximum setbacks on parcels of less than 1.5 acres and no required street setbacks for parcels of 1.5 to 3 acres,
- Section 3-A-12-d, Neighborhood Commercial Maximum Height, so as limit structure height to two stories in addition to 30 feet,
- Section 3-A-13-a, Permitted Uses and Structures in the Highway Commercial Zoning District, so as to show “Churches and other places of religious assembly” as a specific Principal Use and to change the Principal Use “Institutional Uses” to “Community Services”;
- Section 3-A-13-e, Highway Commercial Maximum Height, so as limit structure height to three stories in addition to 40 feet;
- Section 3-C-2, Supplementary Regulations for Uses in Various Districts, so as to modify the regulations for Country Inns, so as that the maximum number of guest rooms is increased from 12 to 15;
- Section 9-B, Definitions, so as to establish a definition for the terms: “Churches and other places of religious assembly”, “Museums of Historic Structures”, and “Passive Use Public Parks”, to change the term: “Institutional Uses” to “Community Services”, and revise the definition of this use, and to delete a portion of the definition of “Country Inns”, transferring this text to Supplementary Regulations.

The Clarke County Planning Commission will consider the amendment of the County Zoning District Map to rezone:  
from the AOC Zoning District to Community Services Zoning District,

Tax Map Parcels:

13-((A))-13A	Humane Foundation	10.0 acres
13-((A))-59	County Maintenance	9.0 acres
13-((A))-59A	County Administrative Services	3.1 acres
13-((A))-61	County School Board	46.7 acres
13-((A))-62	Chet Hobert County Park	107.6 acres
29-((A))-16, 17A	Powhatan School	20.2 acres

and

from the FOC Zoning District to Community Services Zoning District,

Tax Map Parcels:

37A1-((1))-31, 32, 33	Property Owners of Shenandoah Farms	1.8 acres
37A1-((1))-34, 35, 36, 37	Shenandoah Farms Volunteer Fire Department	2.5 acres

TA-10-05 RZ-10-02

#### **4. TEXT AMENDMENT – SET PUBLIC HEARING**

The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance:

Section 4-I-2, Signs Prohibited, so as to prohibit signs that change displays frequently and that move, revolve, twirl, rotate, or flash and to state that no prohibited sign may be illuminated;

Section 4-I-5, Nonconforming Signs and Removal, so as to state that no nonconforming sign shall be replaced; and

Section 4-I-9, Sign Definitions, so as to establish definitions for the terms: 'Animated Signs', 'Changeable Message Signs', 'Electronic Display Signs', and 'Time & Temperature Signs'. TA-10-09

#### **Board/Committee Reports**

- |                                     |                       |
|-------------------------------------|-----------------------|
| 5. Board of Supervisors             | – Pete Dunning        |
| 6. Sanitary Authority               | – Pete Dunning        |
| 7. Board of Septic & Well Appeals   | – Pete Dunning        |
| 8. Board of Zoning Appeals          | – Anne Caldwell       |
| 9. Historic Preservation Commission | – Cliff Nelson        |
| 10. Conservation Easement Authority | – George Ohrstrom, II |

#### **Staff Reports**

- |   |                 |
|---|-----------------|
| 11. Natural Resource Activities                                   | – Alison Teetor |
| 12. Enforcement Officer   | – Nancy Olin    |
| 13. Other   |                 |
| 14. Adjournment until the next regular meeting on 2010 December 3 |                 |